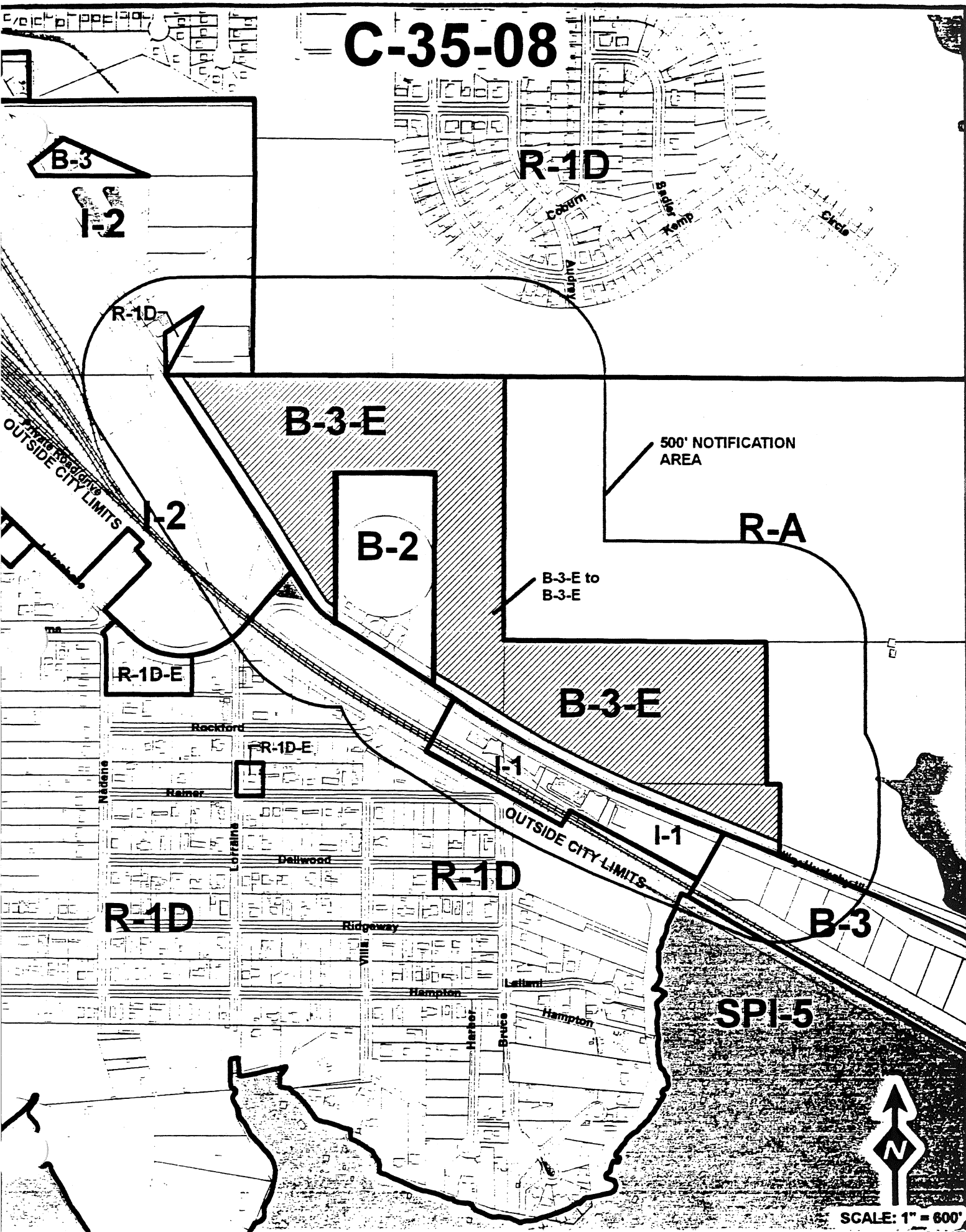
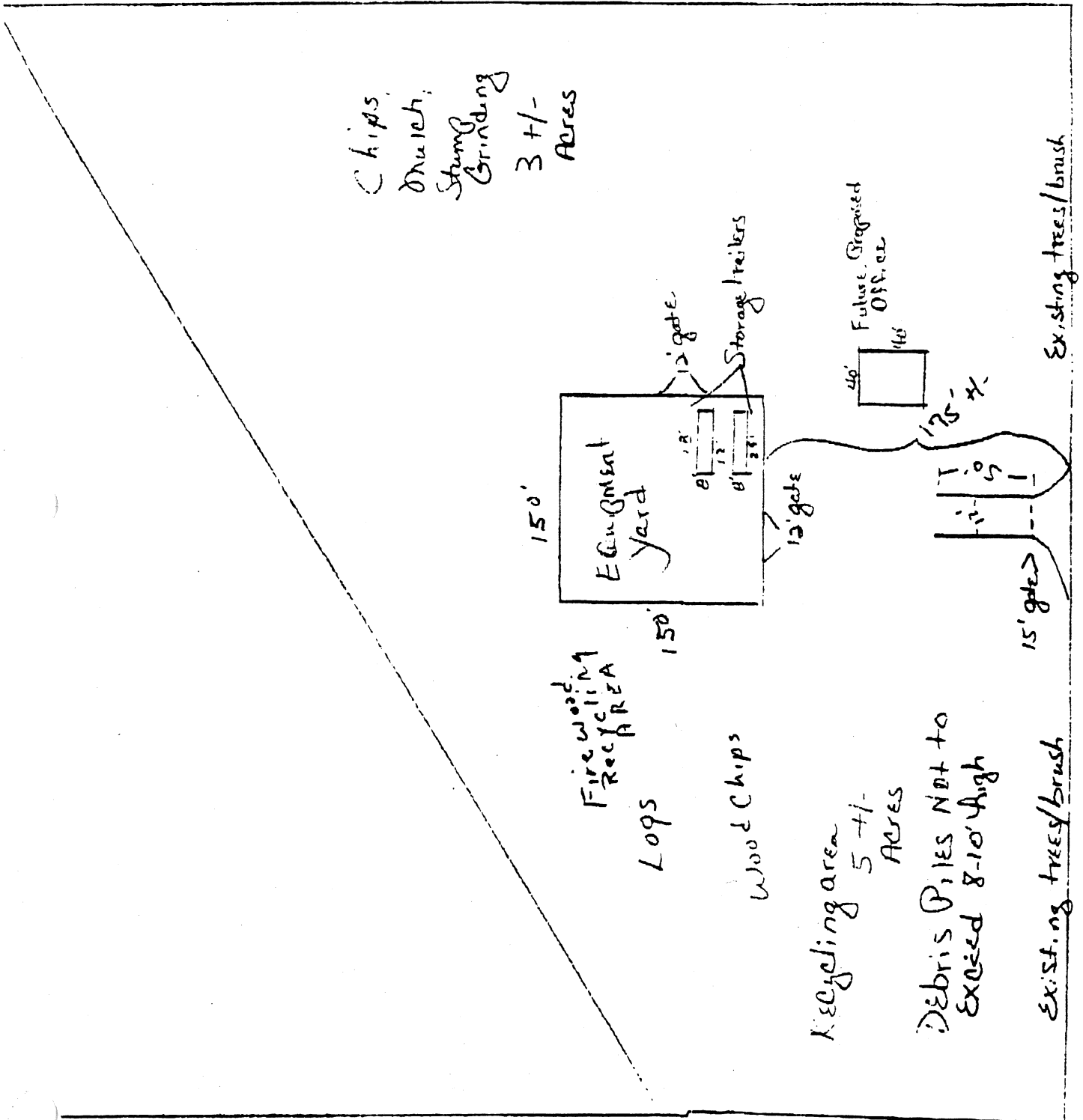


C-35-08





STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: Miller Tree Service, Inc.

NATURE AND DESCRIPTION OF BUSINESS: Residential and commercial tree work – cutting and removing trees, storm damage clean up; pruning; transplanting large caliber trees; stump grinding

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

ERROR (there is a manifest error in the Zoning Ordinance)

XX CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 50 acres ±

SQUARE FEET OF STRUCTURE(S): _____

PARKING SPACES REQUIRED: _____ SPACES PROVIDED: _____

HOURS OF OPERATION (for non-residential uses) B-3

B-1	7AM to 7PM
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

*To operate beyond these hours, you will need to file a variance application for a Public Hearing before the Zoning Board of Appeals.

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? Yes *IF NOT - WHAT IS THE SOURCE OF WATER? _____

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? Yes *IF NOT - WHAT IS THE SOURCE OF SEWER? _____

*IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? _____

*Water and/or Sewer availability letter will be required - see the bottom of "checklist" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? Portion of property in flood plain; see attached

C- 3 3 08

APPLICATION: xx CITY CASE PARISH CASE

APPLICANT'S NAME: Miller Tree Service, Inc.

PEOPLE REPRESENTED BY APPLICATION other than self or property owner (if public information):

Terri M. Miller

MAILING ADDRESS FOR ALL CORRESPONDENCE: (between 8:00 & 5:00)

P.O. Box 72420

PHONE: (318)747-1568

Bossier City, LA

ZIP CODE: 71172

FAX # (318)747-9184

EXISTING ZONING:

PROPOSED ZONING:

ACCEPTABLE ALTERNATIVE:

B-3-E

MPC APPROVAL ☐

SITE PLAN ☒

PBG APPROVAL ☐

PUD APPROVAL ☐

PROPOSED USE: ~~Office and equipment yard~~ Wood chip disposal & equipment yard

EXISTING USE: Wooded

IMPROVEMENTS TO BE CONSTRUCTED: ~~Office with enclosed shop, covered parking for trucks and equipment~~ Wood chip disposal and equipment yard.

REASON FOR APPLICATION (justification for zoning change): N/A

ADDRESS OF SITE: 4000 block Shreveport-Blanchard Highway

General block numbers will be sufficient for undeveloped property

ASSESSOR'S ACCOUNT NUMBER: 181429-000-0098-00; 181429-000-0103-00; 181429-000-0007-00
Found on tax notice - example: 171413-057-0047-00

LEGAL DESCRIPTION: Attached

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

TERRI M. MILLER
Name

Name

Name

P.O. Box 72420

Bossier City, LA 71172

Address

Address

Address

Terri M. Miller
Signature

Signature

Signature

C- 3 5 08

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- | | | |
|-------------------------------------|--|------------------|
| <input type="checkbox"/> | Dept. of Public Works - City Engineer | All Cases |
| <input type="checkbox"/> | Traffic Engineering - Traffic Engineer | All Cases |
| <input checked="" type="checkbox"/> | Dept. of Water & Sewer - Engineering Dept. | All Cases |
| | | Cross Lake Cases |
| <input type="checkbox"/> | Permits & Inspections - Plans Examiner | City Cases |
| <input type="checkbox"/> | Fire Prevention | City Cases |
| <input type="checkbox"/> | Parish Engineer | Parish Cases |
| <input type="checkbox"/> | Health Department | Parish Cases |
| <input type="checkbox"/> | Police - OSI | Liquor Cases |

INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- ☒ Site is currently vacant & unimproved.
- ☐ All improvements are existing - no new construction
- ☐ Addition to structure _____
- ☐ Addition of a separate building _____
- ☐ No plot plan available at this time _____
- ☐ Misc. information: _____
- _____
- _____

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

Water Service is Available But No Sewer
INSIDE CITY LIMITS

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON PAGE 1

BY 5-28-08TO: Reggie Mung

RECEIVED
 MAY 28 2008
 C-3508
 METROPOLITAN PLANNING
 COMMISSION

CASE NO. C-35-08: 4000 blk Hilry Huckaby

MILLER TREE SERVICE, INC.

Gary D. & Terri M. Miller

North side of Hilry Huckaby (S'port-Blanchard) 1800' south of North Lakeshore

B-3-E Office equipment storage

Addition of wood chip disposal and stock pile of materials, with removal of office use

General information: See above.

Mr. Gary Miller (5209 Bee Bend, Bossier City, LA 71111) was present.

Speaking in opposition:

Mrs. Irma Rogers (1920 Meacham, Shreveport, LA 71107)

Mr. James ? (2839 Round Grove Lane, Shreveport, LA 71107)

- Concerned about type and height of stockpiled materials
- Need fence to shield equipment from view

Rebuttal:

- Strictly wood materials, i.e., firewood, logs, and wood chips
- Will erect sign with contact information

A motion was made by MR. SPRAWLS, seconded by MRS. RUFFINS, to recommend approval of B-3-E zoning limited to "an office, equipment storage yard, with the addition of stockpile materials (wood chips/recyclable wood products)" only, subject to compliance with the following stipulations:

1. A revised site plan shall be submitted to and approved by the Planning Director, showing screening fence and/or landscaping for a minimum of 100' up to a maximum of 300', to shield the equipment from view. Waiver of solid wood screening fence on the remainder of the property that abuts residentially zoned property is granted until such time as the adjacent property is developed residentially. The revised site plan shall also indicate the location of a sign showing contact information.
2. There shall be no on-site burning of debris. The stockpiled material is limited to a maximum height of 10'.

The motion was adopted by the following 6/0 vote: Ayes: Messrs. COLVIN, SPRAWLS, ANDREWS, and Mmes. RUFFINS, SMITH, and WILSON. Nays: None. Absent: Messrs. KIMBLE, FOSTER and Ms. HERRINGTON.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
MINUTES – PUBLIC HEARING**

JULY 2, 2008

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, July 2, 2008 at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Caddo Parish, Louisiana.

Members Present

Dale Colvin, Secretary
Winzer Andrews
Mary Wilson
Bessie Smith
Desi Sprawls
Mary Ruffins

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Ione Dean, Senior Planner
Diane Tullos, Admin. Sec.

Bus Tour

Cancelled

Members Absent

Sara Herrington, Chairperson
Bernard Kimble, Vice Chairperson
Dan Foster

Others Present

Evelyn Kelly, Legal

The hearing was opened with prayer by **MR. ANDREWS**, with the public being invited to participate.

The Acting Chairperson called the meeting to order and explained the procedure in hearing the applications on today's agenda. All who wished to speak were urged to do so and to speak clearly into the microphone for the benefit of those present. Speakers were requested to give their name and mailing address for further staff reference as the need may be, emphasizing that proper identification is important for future notification purposes. The Acting Chairperson also pointed out that without this identification on the tape, it is sometimes impossible to determine who the speaker is and where the correspondence should be mailed.

The Acting Chairperson reminded the audience that all decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission, and any appeal must be filed within ten days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to approve the minutes of the June 4, 2008 meeting as submitted.

The motion was adopted by the following 6/0 vote: Ayes: Messrs. COLVIN, SPRAWLS, ANDREWS, and Mmes. RUFFINS, SMITH, and WILSON. Nays: None. Absent: Messrs. KIMBLE, FOSTER and Ms. HERRINGTON.